

## **STATISTICAL SECTION**

TOWN OF LEESBURG, VIRGINIA

GENERAL FUND EXPENDITURES/ENCUMBRANCES AND OTHER USES BY FUNCTION  
LAST TEN FISCAL YEARS

Fiscal Year June 30,	Legislative	Executive	Legal	Planning Zoning and Development	Finance	Public Safety
1994	\$ 125,636	\$ 488,520	\$ 79,923	\$ 575,626	\$ 574,146	\$ 1,888,284
1995	114,624	658,369	282,669	628,132	596,423	2,190,350
1996	122,214	690,955	113,577	715,833	611,683	2,436,787
1997	155,774	774,422	107,913	684,527	758,488	2,762,700
1998	159,559	867,431	156,104	813,993	724,237	3,162,939
1999	167,398	1,040,358	233,551	846,028	756,060	3,410,797
2000	149,648	1,549,784	225,281	948,233	933,181	4,369,798
2001	173,991	2,410,790	180,051	1,037,358	1,302,083	5,315,388
2002	215,402	2,345,426	208,859	1,190,979	1,362,112	5,565,674
2003	231,213	2,696,537	187,628	1,473,677	1,637,512	6,956,599

Note: (1) In fiscal year 2003, nondepartmental charges were allocated to the respective function.

Table 1

Parks and Recreation	Balch Library	Engineering and Public Works	(1) Non-Departmental	Transfers Out and Other Uses	Totals
\$ 1,160,920	\$ -	\$ 3,261,451	\$ 262,168	\$ 1,857,266	\$ 10,273,940
1,640,261	132,291	3,966,226	316,274	2,250,395	12,776,014
1,522,905	160,430	4,315,976	300,828	2,767,595	13,758,783
1,607,427	171,853	4,521,562	290,887	3,587,057	15,422,610
1,738,889	187,063	4,850,900	304,710	3,229,061	16,194,886
2,091,713	184,599	5,621,826	391,568	9,801,190	24,545,088
2,605,522	199,967	6,186,509	438,351	3,782,888	21,389,162
3,262,640	283,357	6,433,414	2,008,279	4,394,970	26,802,321
3,466,557	324,537	7,903,920	590,477	6,721,170	29,895,113
4,187,111	348,453	8,256,677	-	13,587,731	39,563,138

TOWN OF LEESBURG, VIRGINIA

GENERAL FUND REVENUES AND OTHER SOURCES BY SOURCE  
LAST TEN FISCAL YEARS

Fiscal Year June 30,	General Property and Other Local Taxes	Permits, Fees and Licenses	Fines and Forfeitures	Use of Money and Property
1994	\$ 6,432,216	\$ 1,664,424	\$ 128,506	\$ 160,441
1995	7,485,767	1,832,543	137,582	193,840
1996	8,056,282	1,889,174	110,217	283,798
1997	9,464,272	1,829,760	72,379	668,371
1998	10,537,534	2,081,979	152,079	187,734
1999	11,805,000	2,654,478	177,640	401,312
2000	13,294,999	2,923,116	172,649	391,541
2001	15,107,243	3,577,845	171,232	505,411
2002	15,728,679	2,835,808	193,034	394,450
2003	17,405,569	3,049,254	246,496	323,579

**Table 2**

Charges for Services	Miscellaneous	Inter- governmental	Transfers in and Other Sources	Totals
\$ 659,677	\$ 95,036	\$ 1,049,676	\$ 698,496	\$ 10,888,472
831,632	69,154	1,175,872	785,000	12,511,390
805,580	112,523	1,243,298	1,211,750	13,712,622
834,442	60,108	1,409,113	1,420,000	15,758,445
1,012,524	209,463	1,963,994	1,426,000	17,571,307
1,163,998	187,334	1,957,235	8,320,541	26,667,538
1,348,693	86,601	2,147,224	1,359,550	21,724,373
1,411,357	193,618	2,463,425	2,110,120	25,540,251
1,513,834	251,948	3,610,578	2,782,788	27,311,119
2,336,501	294,356	4,179,063	12,273,795	40,108,613

TOWN OF LEESBURG, VIRGINIA

GENERAL FUND TAX REVENUES BY SOURCE  
LAST TEN FISCAL YEARS

Fiscal Year June 30,	General Property Taxes	Utility Taxes	Cable TV Franchise Taxes	Sales and Use Taxes	Bank Franchise Taxes
1994	\$ 3,355,664	\$ 759,343	\$ 99,836	\$ 985,019	\$ 113,406
1995	4,021,483	816,522	148,543	1,124,860	113,606
1996	4,132,899	877,400	174,563	1,140,873	118,849
1997	4,669,585	1,293,492	200,988	1,344,206	144,585
1998	5,225,509	1,418,015	230,792	1,507,739	153,219
1999	5,516,057	1,436,566	256,652	2,101,029	171,445
2000	6,251,410	1,400,871	259,724	2,412,330	248,959
2001	7,192,395	1,665,134	184,738	2,871,598	239,417
2002	7,370,961	1,818,538	241,753	2,781,417	299,268
2003	8,722,873	1,841,121	238,039	2,934,346	353,900

**Table 3**

Cigarette Taxes	Meals Taxes	Transient Occupancy Taxes	Daily Rental Taxes	Telecommunications Taxes	Totals
\$ 316,886	\$ 651,490	\$ 137,866	\$ 12,706	\$ -	\$ 6,432,216
335,354	757,560	150,598	17,241	-	7,485,767
333,188	1,089,841	170,835	17,834	-	8,056,282
402,547	1,143,867	246,658	18,344	-	9,464,272
493,349	1,235,103	256,174	17,634	-	10,537,534
507,213	1,412,488	329,495	18,396	55,659	11,805,000
489,574	1,721,151	381,207	22,112	107,661	13,294,999
555,486	1,847,475	441,303	22,243	87,454	15,107,243
578,836	2,049,676	411,081	22,797	154,352	15,728,679
581,567	2,145,628	417,256	22,945	147,894	17,405,569

TOWN OF LEESBURG, VIRGINIA

PROPERTY TAX LEVIES AND COLLECTIONS  
LAST TEN FISCAL YEARS

Fiscal Year June 30,	Total Tax Levy	Current Tax Collections	Percent of Levy Collected	Delinquent Tax Collections
1994	\$ 3,349,284	\$ 3,120,663	93.17%	\$ 137,305
1995	3,824,745	3,681,547	96.26%	168,461
1996	4,158,355	3,943,430	94.83%	142,886
1997	4,471,824	4,312,170	96.43%	213,072
1998	4,815,133	4,774,333	99.15%	176,668
1999	5,501,811	5,325,547	96.80%	155,333
2000	6,120,233	6,070,831	99.19%	125,659
2001	7,170,295	6,998,162	97.60%	129,860
2002	8,418,297	8,226,781	97.73%	122,410
2003	9,925,000	9,589,568	96.62%	196,136

Note: Total tax levy includes revenue from the Commonwealth for personal property tax reimbursements under the Personal Property Tax Relief Act of 1998.

Current tax collections include revenue received from the Commonwealth of Virginia for the Personal Property Tax Relief.



Table 4

Total Tax Collections	Total Collection as Percent of Current Levy	Outstanding Delinquent Taxes	Percent of Current Levy Delinquent
\$ 3,257,968	97.27%	\$ 679,149	20.28%
3,850,008	100.66%	646,766	16.91%
4,086,316	98.27%	701,657	16.87%
4,525,242	101.19%	668,284	14.94%
4,951,001	102.82%	525,113	10.91%
5,480,880	99.62%	478,360	8.69%
6,196,490	101.25%	522,822	8.54%
7,128,022	99.41%	565,984	7.89%
8,349,191	99.18%	568,659	6.76%
9,785,704	98.60%	610,606	6.15%

Table 5

## TOWN OF LEESBURG, VIRGINIA

ASSESSED AND ESTIMATED ACTUAL VALUE OF PROPERTY (1)  
LAST TEN FISCAL YEARS

Fiscal Year June 30,	Real Estate		Personal Property		Total Assessed Value	Total Actual Value	Percent of Assessed To Actual
	Assessed Value	Actual Value	Assessed Value	Actual Value			
1994	\$ 1,348,737,148	\$ 1,348,737,148	\$ 97,373,973	\$ 97,373,973	\$ 1,446,111,121	\$ 1,446,111,121	100%
1995	1,468,889,066	1,468,889,066	101,811,297	101,811,297	1,570,700,363	1,570,700,363	100%
1996	1,544,407,440	1,544,407,440	143,696,016	143,696,016	1,688,103,456	1,688,103,456	100%
1997	1,627,635,673	1,627,635,673	160,730,872	160,730,872	1,788,366,545	1,788,366,545	100%
1998	1,757,299,342	1,757,299,342	172,259,762	172,259,762	1,929,559,104	1,929,559,104	100%
1999	1,915,205,930	1,915,205,930	182,491,008	182,491,008	2,097,696,938	2,097,696,938	100%
2000	2,180,353,894	2,180,353,894	245,047,444	245,047,444	2,425,401,338	2,425,401,338	100%
2001	2,572,698,100	2,572,698,100	281,691,890	281,691,890	2,854,389,990	2,854,389,990	100%
2002	3,172,644,974	3,172,644,974	311,251,374	311,251,374	3,483,896,348	3,483,896,348	100%
2003	3,661,931,906	3,661,931,906	298,308,272	298,308,272	3,960,240,178	3,960,240,178	100%

Note: (1) Real and personal property tax assessments are made by the Commissioner of the Revenue for Loudoun County for concurrent use of the County and the Town. Real and personal property of public service corporations are assessed by the State Corporation Commission.

Table 6

## TOWN OF LEESBURG, VIRGINIA

PROPERTY TAX RATES  
 ALL DIRECT AND OVERLAPPING GOVERNMENTS  
 (PER \$100 OF ASSESSED VALUE)  
 LAST TEN FISCAL YEARS

Fiscal Year June 30,	Real Estate			Personal Property		
	Town	County	Totals	Town	County	Totals
1994	\$ 0.21	\$ 1.02	\$ 1.23	\$ 1.00	\$ 4.20	\$ 5.20
1995	0.21	0.99	1.20	1.00	4.20	5.20
1996	0.21	1.03	1.24	1.00	4.20	5.20
1997	0.22	1.06	1.28	1.00	4.20	5.20
1998	0.22	1.11	1.33	1.00	4.20	5.20
1999	0.22	1.11	1.33	1.00	4.20	5.20
2000	0.22	1.08	1.30	1.00	4.20	5.20
2001	0.22	1.08	1.30	1.00	4.20	5.20
2002	0.22	1.05	1.27	1.00	4.20	5.20
2003	0.22	1.11	1.33	1.00	4.20	5.20

- Notes:
- (1) The Commonwealth of Virginia has no limitations on local tax rates.
  - (2) Real estate taxes are due in semi-annual installments by June 5 and December 5, and become delinquent thereafter.
  - (3) No discounts are allowed for early payment.
  - (4) Once delinquent, taxes are subject to a penalty of 10% or \$2.00, whichever is greater, and beginning July 1 and January 1 of the year after the taxes are levied, interest of 10% is charged on the taxes and penalty due.
  - (5) Residents of incorporated towns in the Commonwealth of Virginia are subject to real estate and personal property taxes levied by the town and county.

TOWN OF LEESBURG, VIRGINIA

Table 7

**RATIO OF NET GENERAL OBLIGATION BONDED DEBT  
TO ASSESSED VALUE AND NET GENERAL OBLIGATION BONDED DEBT PER CAPITA  
LAST TEN FISCAL YEARS**

Fiscal Year June 30,	Population (1)	Assessed Value	Gross Bonded Debt	Debt Payable From Enterprise Funds	Net General Bonded Debt	Ratio of Net General Bonded Debt to Assessed Value	Net General Bonded Debt Per Capita
1994	19,250	\$ 1,446,111,121	\$ 50,943,637	\$ 34,001,422	\$ 16,942,215	1.17%	\$ 880
1995	20,700	1,570,700,363	54,283,413	33,582,173	20,701,240	1.32%	1,000
1996	22,800	1,688,103,456	59,848,189	33,703,324	26,144,865	1.55%	1,147
1997	23,900	1,788,366,545	57,647,965	32,890,332	24,757,633	1.38%	1,036
1998	26,000	1,929,559,104	56,832,129	33,455,209	23,376,920	1.21%	899
1999	27,000	2,097,696,938	64,481,900	32,475,057	32,006,843	1.53%	1,185
2000	28,311	2,425,401,338	63,247,720	32,887,688	30,360,032	1.39%	1,072
2001	30,650	2,854,389,990	82,866,250	41,109,941	41,756,309	1.62%	1,362
2002	32,600	3,483,896,348	85,239,154	41,276,866	43,962,288	1.26%	1,349
2003	33,470	3,960,240,178	81,302,260	41,718,976	39,583,284	1.00%	1,183

Note: (1) Source: Town of Leesburg Department of Planning, Zoning and Development.

**TOWN OF LEESBURG, VIRGINIA****Table 8****COMPUTATION OF LEGAL DEBT MARGIN  
June 30, 2003**

<b>Assessed value of real property</b>		<u><u>\$ 3,661,931,906</u></u>
Debt limit, 10 percent of assessed value		\$ 366,193,191
Amount of debt applicable to debt limit:		
Total net general bonded debt	\$ 47,854,541	
Total general bonded debt payable from enterprise fund	<u>8,271,257</u>	
Total amount of debt applicable to debt limitation		<u>56,125,798</u>
<b>Legal debt margin</b>		<u><u>\$ 310,067,393</u></u>

Note: Section 15.1-176 of 1950 *Code of Virginia*, as amended, limits to 10% of the assessed valuation of the real estate subject to taxation as the amount of debt which can be issued by the Town. Debt includes any bonds or other interest bearing obligations including existing indebtedness. Excluded from debt margin calculation are bonds payable from Enterprise Funds issued under Article VII Section 10(a)(2) of the Constitution of Virginia (formerly Clause (B) of Section 127 of the Constitution of Virginia). This exclusion applies to the 1997 and 1999 bond obligations.

## TOWN OF LEESBURG, VIRGINIA

Table 9

COMPUTATION OF DIRECT AND OVERLAPPING BONDED DEBT  
June 30, 2003

Name of Governmental Unit	Net Debt Outstanding	Percentage Applicable to This Governmental Unit	Share of Debt
Direct Debt:			
Town of Leesburg General Bonded Debt	\$ 47,854,541	100%	\$ 47,854,541
Overlapping Debt*:			
Loudoun County General Bonded Debt	<u>642,461,086</u>	13.8%	<u>88,659,630</u>
Total Direct and Overlapping Debt	<u>\$ 690,315,627</u>		<u>\$ 136,514,171</u>

Note: \* Overlapping debt is not bonded debt of the Town of Leesburg on either a direct or contingent basis, but represents the share of debt of overlapping governmental entities which the residents of the Town of Leesburg are obligated to pay through direct tax levies of these respective governmental entities. The debt of Loudoun County is a direct general obligation debt of the County which provides facilities that benefit all county residents including those of incorporated towns.

## TOWN OF LEESBURG, VIRGINIA

Table 10

**RATIO OF ANNUAL DEBT SERVICE EXPENDITURES FOR  
GENERAL OBLIGATION BONDED DEBT TO TOTAL GENERAL FUND EXPENDITURES/ENCUMBRANCES  
LAST TEN FISCAL YEARS**

Fiscal Year June 30,	Principal	Interest	Total Debt Service	Total General Fund Expenditures and Encumbrances	Percentage of Direct Debt Service to Total General Expenditures/ Encumbrances
1994	\$ 784,225	\$ 812,875	\$ 1,597,100	\$ 10,273,940	15.55%
1995	1,040,975	1,024,590	2,065,565	12,776,014	16.17%
1996	1,156,375	1,077,608	2,233,983	13,758,783	16.24%
1997	1,387,232	1,526,073	2,913,305	15,422,610	18.89%
1998	1,381,343	1,306,175	2,687,518	16,194,886	16.59%
1999	1,431,559	1,053,220	2,484,779	18,060,812	13.76%
2000	1,690,554	1,660,967	3,351,521	21,389,162	15.67%
2001	1,632,409	1,431,412	3,063,821	26,327,514	11.64%
2002	1,994,021	2,214,126	4,208,147	29,895,113	14.08%
2003	2,422,716 (3)	2,006,569	4,429,245	33,783,051	13.11%

- Notes:
- (1) Expenditures include operating transfers out and exclude bond refunding payouts.
  - (2) Principal and interest payments do not include payments made on advance bond refunding or lease obligation payments.
  - (3) Principal amount does not include general obligation debt transferred to the Airport Fund.

## TOWN OF LEESBURG, VIRGINIA

Table 11

SCHEDULE OF ENTERPRISE FUNDS BOND COVERAGE  
LAST TEN FISCAL YEARS

Fiscal Year June 30,	Gross Revenue (1)	Operating Expenses (2)	Available for Debt Service	Principal(3)	Interest (3)	Totals	Coverage Ratio
1994	\$ 8,847,921	\$ 2,245,990	\$ 6,601,931	\$ 323,910	\$ 1,990,690	\$ 2,314,600	\$ 2.85
1995	8,940,187	2,557,246	6,382,941	793,625	1,965,625	2,759,250	2.31
1996	9,662,636	3,079,402	6,583,234	778,849	1,961,142	2,739,991	2.40
1997	10,209,843	3,021,232	7,188,611	812,992	2,006,306	2,819,298	2.55
1998	12,432,804	4,270,234	8,162,570	1,021,528	1,501,546	2,523,074	3.24
1999	15,040,200	4,612,271	10,427,929	980,782	1,938,119	2,918,901	3.57
2000	18,085,317	5,496,632	12,588,685	1,130,927	1,780,043	2,910,970	4.32
2001	23,173,336	6,840,657	16,332,679	1,137,947	1,694,816	2,832,763	5.77
2002	24,757,738	6,762,054	17,995,684	1,485,632	1,877,983	3,363,615	5.35
2003	22,945,038	8,118,793	14,826,245	1,639,178	2,007,557	3,646,735	4.07

Notes: (1) Gross revenue includes operating, nonoperating revenues, grants, connection charges, and donated assets.

(2) Operating expenses exclude depreciation.

(3) Excludes capital lease principal and interest expense.



## TOWN OF LEESBURG, VIRGINIA

Table 12

DEMOGRAPHIC STATISTICS  
LAST TEN FISCAL YEARS

Fiscal Year June 30,	Population (1)	Per Capita Income (2)	Median Age (2)	Education Level in Years of Formal Schooling (2)	Enrollment (3)	Unemployment Rate (2)
1994	19,250	\$ 28,578	31.60	13.00	3,708	3.20%
1995	20,700	29,447	31.60	13.00	3,963	2.80%
1996	22,800	31,251	31.60	13.00	4,330	2.40%
1997	23,900	32,301	31.60	13.00	4,697	2.00%
1998	26,000	34,691	31.60	13.00	5,011	1.30%
1999	27,000	37,542	31.60	13.00	5,292	1.10%
2000	28,311	40,290	33.60	13.00	6,868	0.90%
2001	30,650	41,660	33.60	13.00	6,767	2.90%
2002	32,600	42,826	33.60	13.00	7,986	4.60%
2003	33,470	44,589	33.60	13.00	7,919	4.50%

Notes: (1) Source: Town of Leesburg Department of Planning, Zoning and Development.

(2) This information is not maintained for towns in Virginia. Information provided is for Loudoun County, Virginia, of which the Town of Leesburg is the largest incorporated town. Source: The Weldon Cooper Center for Public Service, University of Virginia and the Loudoun County Department of Planning, Zoning and Development.

(3) Source: Loudoun County School Board.

Table 13

## TOWN OF LEESBURG, VIRGINIA

REAL PROPERTY VALUE, CONSTRUCTION AND BANK DEPOSITS  
LAST TEN FISCAL YEARS

Fiscal Year June 30,	Commercial Construction		Residential Construction		Total Deposits Commercial Banks	Real Property Value
	Number of Units	Value	Number of Units	Value		
1994	5	\$ 1,750,000	499	\$ 40,317,375	\$ 256,395,467	\$ 1,348,737,148
1995	1	250,000	424	38,869,015	234,210,968	1,468,889,066
1996	6	2,295,000	680	55,204,799	274,743,931	1,544,407,440
1997	4	2,950,000	385	36,123,910	285,478,131	1,627,635,673
1998	14	13,905,954	492	45,206,500	313,456,356	1,757,299,342
1999	22	16,207,004	483	44,529,500	342,073,520	1,915,205,930
2000	48	23,419,780	667	63,215,771	428,139,881	2,180,353,894
2001	24	16,213,547	940	80,642,017	424,769,068	2,572,698,100
2002	3	8,200,000	522	47,787,100	496,595,359	3,172,644,974
2003	11	31,835,500	630	56,550,000	631,246,849	3,661,931,906

Note: Source: Town of Leesburg Department of Planning, Zoning and Development.

Table 14

## TOWN OF LEESBURG, VIRGINIA

## PRINCIPAL TAXPAYERS

June 30, 2003

Taxpayer	Type of Business	2003 Assessed Value	% Total Assessed Value
Chelsea GSA Realty	Shopping center and land	\$ 73,266,400	2.00%
Verizon	Telecommunications	34,459,427	0.94%
Dominion Virginia Power	Electric utility	33,016,269	0.90%
Windsor at Fieldstone	Apartments	28,423,400	0.78%
Edwards Ferry LP	Apartments	25,457,800	0.70%
Arcadia Development	Residential land development	22,107,800	0.60%
GRK Battlefield LLC	Shopping center	22,103,800	0.60%
A S N Multifamily LP	Apartments	21,166,300	0.58%
Leesburg Plaza	Shopping center and land	19,898,300	0.54%
Fort Evans Plaza	Shopping center	19,264,900	0.53%
		<u>\$ 299,164,396</u>	<u>8.17%</u>

Table 15

## TOWN OF LEESBURG, VIRGINIA

## MISCELLANEOUS STATISTICS

June 30, 2003

Date of Incorporation	1758
Form of Government	Council-Manager
Area	12.32 Square Miles
Bond Ratings:	
Moody's Investor Service, Inc.	A1
Standard and Poor's Credit Market Services	AA-
Number of Employees (excluding police):	
Classified	185
Exempt	68
Town of Leesburg facilities and services:	
Leesburg Executive Airport:	
Storage hangars	61
Tiedown spaces	128
Based aircraft	256
Miles of streets	183
Number of street lights	2,033
Recreation and culture:	
Number of parks	14
Park acreage	327
Public tennis courts	7
Police protection:	
Number of stations	1
Number of policemen and officers	61
Municipal Water Department:	
Number of customers	13,443
Average daily consumption (gallons)	3,242,000
Miles of water mains	203
Sewers:	
Miles of sanitary sewers	168
Zoning permits issued	1,697
Facilities not reported in the reporting entity:	
Fire protection:	
Number of stations	2
Number of firemen and officers	87
Rescue services:	
Number of stations	1
Number of rescue workers and officers	45
Education:	
Number of schools	11
Number of students	7,919
Number of public libraries	2
Number of volumes	110,000